TIME JANITOR

HAS NO PLACE IN THESE DAYS OF SYSTEM.

Big Money Made Formerly What the Paper From a Big Building Is Worth How Corporations To-day Check Up Accounts on Coal and Other Supplies.

a manager who represents the interests pickings which were so long the recognized perquisites of the janitor is con-

horses and maintain a country residence have either retired in disgust or adjusted themselves to the altered conditions.

Many influences have tended to bring about the changed conditions, but the most powerful and far reaching of all has been that developed at the annual meetings of building superintendents held in different parts of the country. The janitor early came in for some attention at these conclaves, and it is probable that he may be discussed informally at the next session, which is scheduled to be held at Cleveland the coming summer. But the power of the janitor to hold up the patrons of a building in the many ways in which some of the clan were expert has in a measure disappeared.

The practice for many years was to pay

some of the very large ones it would bring in very much more, up to \$2,000 at the highest. Then there was the matter of a commission on the ice and The Spring Campaign Promises to Open towels supplied to patrons, which would run anywhere from 25 per cent, upward.

Christmas was naturally the occasion when everybody around the building stronger lines than has been noted in the ties about the place were supposed to pay any one in his section. for their jobs, \$5 or whatever other sum | Mr. Van Fossen says that he is obtain-

real estate in the lower part of New York. real estate in the lower part of New York.

Nowadays under the new system the janitor gets \$59 to \$100 a month. He is under the control of the esistant manager of the building, and he in turn is subject to the manager where there are several properties under one control. There is a purchasing agent directly under the eyo of the manager, who buys all supplies, and these are checked carefully. He buys the ice and other necessaries for the use of patrons, and the big companies exact a commission running up to 25 per cent, for the service. The same attention is given to the engineering department.

ESTATES OF GREAT NECK. The Attractive Property of the McKnight Realty Company.

At the inner curve of Little Neck Bay and just on the boundary line separating York city from Nassau county the McKnight Realty Company is developing a tract that will be as fine as any hitherto exploited by this company on Long isiand.

The property comprises about 450 acres There was a time when the best trotters and is known as the Estates of Grea that went up the fashionable driveways Neck. It fronts on Little Neck Bay of New York were owned by the men and runs back a considerable distance who had charge of the big buildings in along the Long Island tracks toward New York; but that was long ago. To-day that men whose occupation has probably the most beautiful sheet of become subject to the surveillance of water indenting the North Shore, and along its waters on the Great Neck are entrusted to him in no half hearted way located some of the finest homes in that and whose system will not permit of the portion of the island. Not far away are the country seats of the Eldridges, Cord Meyer, Cass Gilbert, the well known tent to make a fraction of what he formerly architect: Bradley Martin, ex-Mayor received each year. Grace, William K. Vanderbilt and a These are days of centralization and score of other well known men. The system, and the old timers who found Estates of Great Neck is about a mile t easy to raise a big family, have fast square. It has a frontage of about 5,000 horses and maintain a country residence feet on the bay and extends back about

ACTIVITY IN WESTCHESTER. Strong.

would be in quest of a present, and the last three years." This statement was janitor was invariably the most assiduous made by Charles L. Van Fossen, gensearcher after gratuities, in fact some of eral manager of the Hastings Homes them were artists at the practice. Men Company, and he is probably in as good employed on the elevator or at other du- a position to know market conditions as

they would part with without making a ing better responses from his publicity noise which would attract attention; in a campaign and a more cager class of prosword the janitor was not in the business for his health. If a tenant wanted to move it was always necessary to pay the janitor for the use of the elevators, and there were other ways to exact fees.

The story is told of a man who rented offices in a big New York skyscraper, the owners of which for years resisted the idea that the new movement of systematic management was an improvement on the old way. This man had an automobile of which he was exceedingly proud. It was speedy and reliable, and one Sunday as he was taking the air on Long Island, and moving clong as he said about thirty-five miles an hour he was passed by a car going a an amazing rate of speed. Through the clouds of dust he recognized the man at the wheel as the janitor of the building in which he had his offices and half an hour lazer when he halted for luncheon at a wayside inn he found him enjoying the best the place afforded.

"Nice car you've got. Mr. _____, said the janitor. "I had one of them, but they re not fast, and I traded mine and gave a couple of thousand to boot for this one I have now."

It was an eye opener to the pairon of that particular building, but it wasn't any more of a surprise than was the information point to a tremendous outpouring of New York city's population into suburbancies this year. While there seems to enter the field as yet the home buying public is increasing rapidly. Typical of this, Mr. Van Fossen says that last year forty-three houses were erected in River View Manor for all year occurrence of the building in which he had his offices and half an hour lazer when he halted for luncheon at a wayside in he found him enjoying the best the place of the building in the late of the building of them the late of the building of the largest building companies in New Yor word the janitor was not in the business pects than for some years, and indicator his health. If a tenant wanted to tions point to a tremendous outpouring

and in an isolated district.

No two houses of the same plan are permitted to be excited in River View Manor. Sixty houses have been accepted by the company and represent as varied a condition of architecture as could possibly be found, and no doubt with this

quarters on the three top floors of the the Jerseys outspread in panoramic effect side of the vase is beautifully worked out new Whitehall Building facing Battery claimed the visitor for a moment, and then in red tapestry with a golden touch about

THE NEWEST LUNCHEON CLUB, outside of those who had to do with the ception of the spaciousness of the rooms. Three Views of the Whitehall Club's Laxurious Interior.

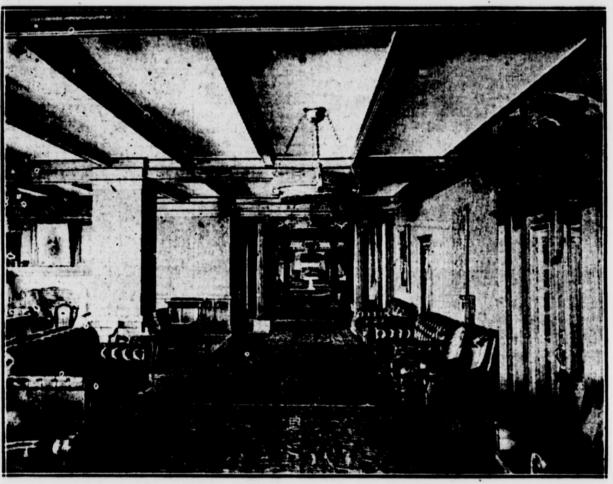
New York's newest and most palatial The magnificence of the view from the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of these reception and the color scheme of the color scheme of these reception and the color scheme of luncheon club, known as the Whitehall thirtieth story of the building with har-smoking quarters as well as the hall from the fact that it occupies luxurious bor, river and Greater New York and leading into the grille which is on either



more than two weeks ago.

The first break of winter has started any blare of trumpets. The promoters baths was unquestioned when the premark in the country along preferred that the club and its equipiese had been inspected. There is nother cessory for a midday club, is in French

who have lunched or dined there since throughout the club's quarters claimed bound. The luxuriousness of the fittings the doors were opened to members not the attention and held it to the exclusion of the room is better shown in the reproof everything else. The statement that duction of the great fireplace with its The Whitehall Club was announced \$200,000 had been spent on the furnishings, oil painting of Peter Stuyvesant above by its sponsors, the United States Realty fittings and decorations of the forty-six it and the great tiger skin upon the and Improvement Company, without rooms, the model gymnasium, kitchen and polished floor of quartered oak.



LOOKING THROUGH THE GOLDEN GRILLE.



ACTIVITY NEAR LOCUST VALLEY. Many Fine Homes in the Course of Erec

On the promontory which juts out into the Sound between Hempstead Bay on the west and Oyster Bay on the eas there is probable more building operation under way just now than in any other part of the island fronting the Sound. Every section from Glen Cove and Sea Cliff on the east to the town of Oyster Bay on the west is represented in the activity.

The operations now under way probably will reach a couple of million dollars, and they are all of the extensive kind. In the Piping Rock section Charles A. Coffin. president of the General Electric Company, is erecting a mansion that will be the equal of any in that part of the island. proof as the building from which Mr. Coffin manages his business. It will have a steel framework covered with and the contractors have been instructed to hurry the structure to the earliest

GREATER CONEY ISLAND. No Opposition to the Improvement by Property Owners.

The meeting of the Greater Coney Island Company at Coney Island yesterday afternoon was well attended by the owners of beach front property which will be traversed by the boardwalk, the plans of which have already been accepted

from Engineer Voorhies.

It was thought that perhaps there would be some opposition registered yesterday on behalf of the various homes owning property to the westward of the populated portion of the island, but nothing of this nature developed but nothing of this nature developed Representatives of the Roman Catholic organizations and of the Association for the Improvement of the Condition of the Poor we re on hand and said that they had no objection to make concerning the building of the walk past their properties. It has been understood for some time that these charitable institutions would not share in the expense of the construction of the walk and it has also been generally understood that the cost would be divided pro rats among the owners of holdings that could be utilized commercially.

or holdings that could be utilized commercially.

Work will be begun on the improvement as soon as the matter of riparian grants of land under water have been adjusted. Prior to yesterday's meeting the Greater Coney Island Company entertained its friends at luncheon at Stauch's.

On the Palleades.

The delay of the Hudson River Bridge Commissioners in making their report for the exact location of the bridge does not seem to affect in any way the real estate activities in the Palisade section. This territory, especially Leonia, is building up very rapidly with fine homes.

The development of this property by the Leonia Heights Land Company has been along substantial lines, as is evident by the large number of sales made by this company even this early in the season. Houses seem to be in great demand.

pany even this early in the season. Rouses seem to be in great demand.

Among the recent sales is a nine room house, on a plot of three lots, situated on Moore avenue to Eugenie Picton; a ten room house on three lots on Sylvan avenue to Margaret F. Willis and a nine room house on three lots on Moore avenue to Dr. P. E. Goddard.

Bernard Elias has purchased two lots on Edsail Boulevard and is erecting a house from his own design.

Elmer C. Binder and Lawrence O. Binder have purchased a block front of twelve lots on Glenwood avenue and expect to begin the erection of two very handsome homes as soon as the weather permits.

Building at Jamaica Estates.

Building at Jamaica Estates.

Jamaica Estates has received much attention lately owing to the fact that so much of the improvement work is actually finished, and a number of purchasers are contemplating the commencement of home building during the coming season. In addition the directors of Jamaica Estates are in treaty with a syndicate having in view the erection of a number of houses of artistic design but moderate cost, and it is expected that within a short time definite announcement can be made of extensive building operations.

Jamaica Estates reports the following sales: A plot 50x165 on Aberdeen road, a plot 50x165 on Tudor road and a plot 75x 115 on Charlecote Ridge.

Building News.

THE REAL ESTATE MARKET

A NOTEWORTHY LEASE HOLD BE. FORE THE BUILDING IS ERECTED

Quarter of a Million Dollar Rental in Half Million Dollar Building on Fourth Avenue-William L. Sutphin Leases Property With a History-Park Ave. nue Property Owners to Protest.

Klein & Jackson, the owners of the big half million dollar store and loft building to be erected at the southwest corner of Fourth avenue and Twentieth street, were smiling yesterday as the result of a leasehold they had consummated with Julius Loewenthal & Co., one of the larg. est dealers in dress trimmings in the it will hardly fall much short of the six is ten years, and for the three floors over figure mark. It will be very spacious the store which was recently leased to and will be built in one of those pictur-charles Schoolhouse & Co. the Loewen-esque nooks which have attracted so thals will pay \$250,000. It is seldom many wealthy men in this section. It will be 200 feet long and will be as firetageously. The space allotted to Loewenthal &

Co. comprises about 30,000 square feet

have a steel framework covered with stucco, from plans prepared by Howard Greenlay.

Judge Robert S. Lovett, who took E. H. Harriman's place at the head of the Union Pacific 'Railroad and headed the other Harriman enterprises, is building a residence on Matinnecock Point. Like Mr. Coffin's, Judge Lovett's new country seat will be a most pretentious affair. His estate will embrace a tract of over 150 acres overlooking the Sound. The house will be built from plans by Carrere & Hastings and will be erected on a point which will afford a view of the Sound for miles, in either direction. On a clear day it is said Judge Lovett will be able to see from his front porch the distant hills of Connecticut.

Between Locust Valley and Bayville Emil Stehli and Robert Simpson are erecting handsome homes. Mr. Simpson's residence which is being erected on Feaks lane will be the larger of the two. C. Oliver Iselin, the noted yachtsman, is expected to be next to announce his intention of building a fine residence in this section of Long Island. Mr. Iselin now lives in New Rochelle, but for some time past he has been collecting a large tract near Brookville, with the intention no doubt of joining the exclusive residential colony in this section.

GREATER CONEY ISLAND. of the store and loft buildings in the Fourth avenue neighborhood has unmistakably had much to do with the change. An announcement fraught with con-

> siderable interest was that William L. Sutphin had leased No. 163 West Thirtyfourth street for a term of years to Charles A. Merritt. Mr. Merritt, who is a brother of W. J. Merritt, the manager of the Herald Square Hotel, is well known to folks who have epicurean tastes, and he will open a chop house on the premises. It was he who prepared that famous possum dinner tendered to President Taft at Atlanta a year or so ago, and he is also known to all those who visited Panama during the time that he conducted the Tivoli Hotel on the Isthmus. No. 163 West Thirty-fourth street has a history of its own too. It was bought by Mr. Sutphin about ten years ago, just before the public at large dreamed that the the public at large dreamed that the Pennsylvania Railroad would ever have a station in Manhattan, for \$48,000. There wasn't much call for it in those days, and Mr. Sutphin finally leased it to a waiter in a popular cafe at a rental of \$5 per day. It is interesting to note that Mr. Sutphin has refused \$150,000 for the property, which is on the uptown side of the street in the rear of Macy's, and it is also worthy of comment that the ex-waiter has for some time been paying \$5,000 per year

of comment that the ex-waiter has for some time been paying \$5,000 per year for the premises. Mr. Sutphin holds the property at \$250,000. Truly a remarkable illustration of the rise in values in this district within recent years.

Joseph P. Day reported yesterday another sale of Newark meadows property. Dock Commissioner Tomkins, who is very prominently interested in the Newark Plaster Company, taking over an additional four acres adjoining the forty acre tract already controlled by him. The additional territory, it is understood, was necessary because of the extension of the company's business. Terry & Tench, the big steel bridge structural contractors.

REAL ESTATE AT AUCTION.

JERE. JOHNSON JR. CO. Will Sell at MARCH 14

SCHWABEN HALL RIGHT AT ELEVATED STATION, MYRTLE AND ENICKERBOCENE AVS. 115 LOTS